



MICHAEL R. PENCE, Governor  
STATE OF INDIANA

INDIANA DEPARTMENT OF HOMELAND SECURITY  
302 West Washington Street  
Indianapolis, IN 46204

## COMMISSION MEETING MINUTES

Indiana Fire Prevention and  
Building Safety Commission  
Government Center South  
302 W. Washington Street  
Indianapolis, Indiana 46204  
Conference Center Room B

November 2, 2016

Pursuant to IC 22-12-2-6, the Indiana Fire Prevention and Building Safety Commission's regular monthly meeting was opened by Chairman Hawkins at 9:00 a.m. on November 2, 2016.

(a) Commissioners present at the Commission meeting:

Ron Brown  
Gregory Furnish  
John Hawkins, Chairman  
Todd Hite, representing the Commissioner, Department of Health  
James Hoch  
James Jordan  
Patrick Richard  
Craig Von Deylen

(b) Commissioners not present at the Commission meeting;

Kevin Goeden, representing the Commissioner, Department of Labor  
Matt Mitchell, Vice-Chairman  
Jessica Scheurich

(c) The following departmental and support staff were present during the meeting;

Legal and Code Services

Dean Illingworth, State Building Law Compliance Officer  
Denise Fitzpatrick, Code Specialist  
Todd Stearns, Code Specialist



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## 2. Old Business

Chairman Hawkins called for a motion for approval of the October 4, 2016. Commissioner Hite noted an error on page 4, concerning Chairman Hawkins incorrectly being shown recessing the meeting for a short break, instead of Vice-Chairman Mitchell. He then moved to approve the amended minutes, with the second by Commissioner Richard. It was voted upon and carried.

## 3. Ordinances

### Building Ordinance 812 Ogden Dunes, Indiana

Mr. Mike Faulk, Ogden Dunes Planning Commission Chairman, and Roger Rhodes, Ogden Dunes Building Commissioner, both engineers, spoke as proponents for the ordinance. They provided photos of failed retaining walls constructed by a particular contractor who, per the proponents, did not feel he needed to follow best practices. They explained how many were on the public right of way and privately owned by the residents. When asked why they hadn't tried to cite the contractor, the proponents explained they had tried using codes from the IRC and IBC and had received push-back because he claimed he "can't look it up." They're just trying to enforce best practices like any other city. A discussion was held concerning some items the Commission felt were in conflict with statute. The proponents had asked for certification of surveyors to check a foundation level because of the large hills the city had, Mr. Faulk noting his stoop was forty feet above street level. He explained they do not require an engineer, architect or surveyor for every job, but they do wish to for a site plan involving a slope over 20%. It was suggested that they use "degrees off of level" if they chose to use "degree" over "percent" as used in the presentation. Foundation certifications are the only thing a stamp is currently required for to the best of Mr. Faulk's recollection, and there are only approximately twenty available building sites left in town. The Chairman asked for a life safety justification for the minimum requirements found on page 26, and the proponent said they may be more of a zoning issue. The Commission explained zoning issues did not belong in the building ordinance and should be removed. A discussion as to whether a retaining wall is a Class I or a Class II structure, regulated by the Commission, was held. It was thought that an argument could be made that if it were not attached to the house, it may be a site retaining wall and qualify as neither a Class I nor a Class II structure. It would not be regulated by the Commission, and you are free to adopt anything you want about that. But when attached to the house, qualifying as a Class II structure becomes blurry. Requiring signed design professional drawings for a Class II structure is in conflict with statute, and ordinances in conflict with statute cannot be approved. The Chairman explained that the first thing they needed to do was determine if they were talking about a Class I retaining wall or retaining walls that are neither Class I or Class II. Phrases such as "site plans and specifications" and "attached to the house" should be not be used. Regulating site retaining walls can be put into its own ordinance, and it then does not need to be approved by the Commission. Land use planning issues needs to be completely removed from the ordinance. The final issue was that the ordinance had been dated July 2014, but it had not been signed by anyone.

It must first be adopted by the local jurisdiction before the Commission can approve it. Commissioner Richard moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

#### 4. Third Party Request

PFS Corporation  
1507 Matt Pass  
Cottage Grove, WI 53527

Kevin Troy, Fire and Building Code Enforcement, introduced the application, and recommended approval. Commissioner Richard moved to approve, with the second by Commissioner Jordan. It was voted upon and carried.

#### 5. Variances

##### Tabled

There were no tabled A/B variances.

##### C/D/NVR

16-06-01 Lincolnshire Place Memory Care Facility, Ft. Wayne

No proponent was present to answer questions. Commissioner Brown moved to deny due to the lack of substantive nature. Commissioner Jordan made the second. It was voted upon and carried.

16-06-02 Options for Better Living Housing Options II, Bloomington

No proponent was present to answer questions. Commissioner Von Deylen moved to deny due to the lack of substantive nature. Commissioner Richard made the second. It was voted upon and carried.

16-06-09 Johnny's Market, Indianapolis

No proponent was present to answer questions. Commissioner Von Deylen moved to deny due to the lack of substantive nature. Commissioner Richard made the second. It was voted upon and carried.

16-07-01 Chairlift Installation, Newtown – incomplete

No proponent was present to answer questions. Commissioner Richard moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

16-08-02 Cluckers, Corydon

Bradley Needham, Studio Kremer, spoke as proponent. The request is to allow the width of one out of three exit corridors to be 42” in one area, instead of the compliant 44”. The occupant load of the facility is less than 130. The reconstruction of the corridor to correct the width would result in the loss of floor space in the ADA-compliant restroom. The owner plans to install an additional exit to reduce load on the corridor in question. Following discussion, Commissioner Richard moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

16-08-38(a)(b)(c) Anson Senior Living, Zionsville

The variances had been withdrawn by the proponent.

16-09-03 Spring Valley Camp Pool, Middletown

No proponent was present for questions. Commissioner Von Deylen moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

16-09-79(a)(b) Muscatatuck Camp, North Vernon

No proponent was present for questions. Commissioner Richard moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

16-10-16 E Tank LTD New Building Additions, Indianapolis

Melissa Tupper, RTM Consultants spoke as proponent. The existing building, used to store materials and do vehicle/equipment maintenance, is approximately 1,400 feet from the nearest fire hydrant and public water supply. The estimated cost to run a line was over \$100,000 which could double if Citizens Water required a 12 “ main extension. The additions were \$80,000. Following discussion, Commissioner Brown moved to deny. Motion died for lack of second. Commissioner Hoch moved to approve with the conditions that an NFPA 72 fire detection and alarm system be installed, and that no further additions were to be made. Commissioner Jordan made the second. It was voted upon and carried, with a nay vote by Commissioner Brown.

16-10-22(b) Carmel Midtown North Garage, Carmel

Ed Rensink, RTM Consultants, spoke as proponent. The proponent had been requested to provide a signed and stamped letter from the project's engineer. The letter, providing an analysis of the design, was provided to the Commission. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

16-10-34 Red Tail Farm Event Barn, Goshen

Carrie Ballinger, RTM Consultants, spoke as proponent. The structural evaluation had been completed, and provided to the Commission for their review. Per the engineer, the mezzanine required additional beams and reinforcement of existing headers to achieve the required 100 psi live load rating. The proponent noted the recommendations would be done. Following discussion, Commissioner Jordan moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried with two nay votes.

16-10-40 Comfort Inn South Indianapolis Pool, Indianapolis

Mark spoke as proponent. The request was to allow two main drains in the bottom of the pool to remain permanently closed off, having been so for five years, maintaining proper flow through existing skimmers. The pool consistently met the required turnover volume of 50 gallons per minute as measured by operating flow meter. It has also met licensure requirements of the health department, including weekly bacteriological testing. Testing is done by a private lab. Following discussion, Commissioner Hite moved to approve with the condition that the pool be tested by a private lab. Commissioner Furnish made the second. It was voted upon and carried.

Tabled, Incomplete

16812 Plant 1, Russiaville

17043(a)(b) Woodland Terrace of New Palestine, New Palestine

17119 Fairfield Inn & Suites, Anderson

Commissioner Von Deylen moved to table the tabled incomplete variances. Commissioner Hoch made the second. It was voted upon and carried.

#### New Variances

A/B, Block vote

Chairman Hawkins asked for any variances the Commissioners wished to have called out for individual consideration. There were none called out. Commissioner Hoch then abstained from variance 16-11-48, Ossian Smoked Meats Smokehouse Addition, Ossian. Chairman Hawkins

abstained from variance 16-11-18(a)(b) LKQ-2012 Addition, Sellersburg. Commissioner Von Deylen then moved to approve the A and B variances, with the second by Commissioner Richard. It was voted upon and carried.

The following variances were approved as submitted:

16-11-03(a)(b)(c) Cromwell Hall Renovation, Terre Haute  
16-11-04(a)(b) The Center, Indianapolis  
16-11-05 Zionsville Town Hall, Zionsville  
16-11-06(a)(b) Holy Family Residential Care Facility, Huntington  
16-11-07 Family Activity Center Pilgrim Holiness, Noblesville  
16-11-08(a)(b) Traders Point Christian High School, Whitestown  
16-11-09 Hotel Broad Ripple, Indianapolis  
16-11-10(a)(b) Bluesky Building, Noblesville  
16-11-11(a)(b) Winter House Apartments, Indianapolis  
16-11-12 747 College Ave. Mixed Use Project, Indianapolis  
16-11-13 Bicentennial Pavilion and Promenade, Indianapolis  
16-11-14 Morton Senior Apartments, Indianapolis  
16-11-15 University of Notre Dame Stadium Handrails, Notre Dame  
16-11-33(a)(b)(c)(d) Overlook at the Fairgrounds, Indianapolis  
16-11-36 Giant Eagle GetGo Store, Zionsville  
16-11-38 Hardy Hall Fire Hose Connections, Huntington  
16-11-41(a)(b) Caston Educational Center Kitchen/Cafeteria Renovation, Rochester  
16-11-46 The Whittaker Inn, Lafayette  
16-11-50(a)(b) Evansville Christian High School, Newburgh  
16-11-54(a)(b) The Breakwater, New Albany

#### C/D/NVR

16-11-01 West Walnut Church of Christ, Portland

Chris Dufek, Midwest Accessibility Products, spoke as proponent. A platform lift was to be installed on a stairway with non-compliant headroom clearance at the bottom of the stair due to a structural beam. A warning sign will be posted at each end of the stair, and the beam will be padded. An attendant remote will also be provided. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Richard. It was voted upon and carried.

16-11-02 Temporary Sales Trailers, Indianapolis

No proponent was present to answer questions. Commissioner Hoch moved to table, with the second by Commissioner Furnish. It was voted upon and carried.

#### 16-11-16 Cottage 2 Activity Room Addition, Jeffersonville

Louis Sydell, TEG Architects, spoke as proponent. A 1970's house had been converted to provide foster care, and was currently serving 10 children. An addition was being planned, and the request was to omit sprinklers. The addition included four bedrooms to allow each child to have his or her own room, but the ratio of 4 adult caregivers to 10 children was to be maintained. Following a lengthy discussion which included escape windows, water availability and funding issues, Chairman Hawkins suggested that the application be tabled to allow the proponent time to research the costs of a 13D sprinkler system, to which the proponent agreed. Commissioner Von Deylen moved to table, with the second by Commissioner Jordan. It was voted upon and carried.

#### 16-11-17 Library Square, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. A five-story podium apartment project needed to use the entire street/alley width to the north to allow a floor area increase. Half of the street/alley was deeded to the apartment project and half to the property to the north which is owned by the same person. The request was to allow the use of the entire street/alley. Jeff Dean, City of Indianapolis, noted that they needed a variance since it is private property and not a public way. Following a lengthy discussion, Commissioner von Deylen moved to approve with the condition that an easement is to be added to the south side of the property to the north to prohibit future construction. Commissioner Hoch made the second. It was voted upon and carried.

#### 16-11-1/8(a)(b) LKQ-2012 Addition, Sellersburg

Jack Kennedy, Midwest Sprinklers, spoke as proponent. He explained that in variance (b), due to a spurt of growth in Sellersburg and the demands placed on the existing water system by that growth, the original sprinkler system design area for 12 heads no longer has sufficient pressure to perform as intended. The request was to allow the existing pump to remain and a design area of 9 heads to be implemented in lieu of the existing 12 heads. The system is an ESFR system. Following discussion, Commissioner Von Deylen moved to approve (b), with the second by Commissioner Hoch. It was voted upon and carried with one nay by Commissioner Brown. Variance (a) was a request to place the fire department hose connections outside of the building, close to the property line. It was felt by the proponent that it would reduce pressure drop. Following discussion, Commissioner Von Deylen moved to deny (a), with the second by Commissioner Brown. It was voted upon and carried.

**Breaking and reconvening.** Chairman Hawkins recessed the Commission for a brief break at 10:38 am. It was called back to order at 10:54 am.

6-11-19 University of Southern Indiana Arena, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. An addition of Type I-B construction will be added to an existing type II-B A-3 athletic facility. Code requires separation by a 3-hour fire wall. The request is to be separated by close spaced sprinklers on both sides of a 2-hour fire barrier. There will be an NFPA 13 sprinkler system, and an NFPA 72 automatic fire alarm system with voice instructions. There is only one 2-hr rated 36" exit door through the fire barrier, and no combustible piping will pass through either. The requested fire barrier will be removed during Phase II of the project, and the existing building will be sprinklered. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

16-11-20 Dapper Pig Smoker Cover, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. A Chapter 34 conversion of a house into a restaurant had been done, and a small wood smoker had been placed behind the house. The owner had complied with inspection requests for a cover for the area housing the smoker and a hand-washing sink. They have now been cited for having an open-flame cooking device within 10 feet of combustible construction, the awning which covers the cooking area and is attached to the building. Following discussion, Commissioner Hoch moved to approve with the condition that a non-combustible product be applied to the ceiling to cover the beams and rafters, or the smoker is to be moved out from under the canopy. The firewood is to be moved to a distance of 10 feet from the smoker. Commissioner Von Deylen made the second. It was voted upon and carried.

16-11-21 Escape Evansville, Evansville

The application had been withdrawn by the proponent.

16-11-22(a)(b)(c) Day Chapel and Corridor Addition Holy Rosary, Evansville

Dennis Bradshaw, FP&C Consultants, spoke as proponent. Variance (a) had been eligible for the block vote. Commissioner Von Deylen moved to approve, with the second by Commissioner Hite. It was voted upon and carried. Variance (b) was a request to allow the existing stair enclosures that discharge from the Parish Hall and school to discharge into the new addition corridor area. The travel distances will meet code. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Brown. It was voted upon and carried. Variance (c) was to allow the use of 2-hour fire barriers to separate the Type II-B addition and the Type V-B Parish Hall in



lieu of structurally independent fire walls. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

#### 16-11-23 Cityscape Townhomes, Ft. Wayne

Ed Rensink, RTM Consultants, spoke as proponent. The request was to allow a fourth floor to serve as a landing area leading to an exterior deck for eight of the 14 townhouse units. The IRC does not allow single family residences to exceed 3 stories in height. Each 4-story unit will be sprinkled with a 13D system. The second floor will be the living space, third level will be bedrooms, and the fourth level will be a sitting area, and not a bedroom. The units will be separated by 2-hour firewalls. Following a lengthy discussion, the proponent requested the application be tabled. Commissioner Hoch moved to table, with the second by Commissioner Richard. It was voted upon and carried.

#### 16-11-24 Columbia City Aquatic Center, Columbia City

Ed Rensink, RTM Consultants, spoke as proponent. An existing aquatic center was to be replaced. The request was to allow the occupancy to be set at 500 persons instead of the calculated load of 1,200 for the purpose of figuring required bathhouse fixtures. A sign listing the 500 occupant limit will be placed at a secured entry point. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

#### 16-11-25(a)(b) Livery, Indianapolis

Tim Callas, J&T Consulting, spoke as proponent. Variance (b) was withdrawn by the proponent. The applicant and the City of Indianapolis had calculated the required number of fixtures using two different methods, resulting in the count differing by one. Variance (a) was a request to allow the facility to not provide the extra fixture calculated by the City of Indianapolis. The facility would have complied if seasonal seating for the roof top dining had not been included. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Jordan. It was voted upon and carried.

#### 16-11-26 HiFi Tenant Expansion, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. An existing A-2 Occupancy wishes to expand 1,800 square feet into a B/M Occupancy. The space would be used for performing live music and other presentations, with seating and standing room for the audiences. The facility is open 4 nights

per week, would provide minimal food and drink items, with approximately 200 live shows per year. A fire alarm system with horns, strobes and a fire detection system. Actuation of the alarms will trigger the shunt trip, killing the sound system. The building is not sprinklered. A third exit will be added to the space, with a travel distance of 80 feet, and exit signs with egress illumination are to be provided per code. Margie Bovard, Indianapolis Fire Department, noted this would set a precedent in the historic Fountain Square area. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Hite. It was voted upon and carried with a nay vote by Commissioner Brown and an abstention by Commissioner Von Deylen and Commissioner Richard.

#### 16-11-27(a)(b) Davis Zeller Place School Building, Brazil

Melissa Tupper, RTM Consultants, spoke as proponent. An existing 3-story school is being converted to apartments, and by code, would be required to provide an NFPA 13 system. The request in variance (a) is to allow a 13R system while providing an A Occupancy common and community room for the residents. A fire alarm system will be installed. The community room has an exit directly to the exterior, and the common room has a travel distance to an exit of 84 feet. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (b) is a request to allow all of the exit stairs serving the 3<sup>rd</sup> floor to be open. The first floor is partially below grade but not low enough to be considered a true basement, so it's being treated as a first floor, making the 3<sup>rd</sup> floor 2½ stories above the ground. The stair is enclosed at the first floor with 1-hour construction. Following discussion, Commissioner Von Deylen moved to approve with the condition that draft curtains and close spaced sprinklers be used to protect the stair. Commissioner Hoch made the second. It was voted upon and carried.

#### 16-11-28(a)(b)(c)(d) Butler University Science Addition, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Variance (a) had been eligible for the block vote. Commissioner Hoch moved to approve, with the second by Commissioner Brown. It was voted upon and carried. Variance (b) is to allow an unseparated addition of Type I-B Construction to a type I-B Construction existing building which does not comply with the required 2-hour rated floors. The addition will be joining Holcomb Hall and Gallahue Hall, which were constructed in the 1970's. Both buildings and the addition will be sprinklered. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (c) was a request to allow the addition to be occupied prior to the phased completion of the sprinkler system throughout the existing building. Sprinklers will be completed in each area before it's occupied. Margie Bovard, Indianapolis Fire Department, asked for an expected time line, and was given an expected completion date of December 2018. Following discussion, Commissioner Von Deylen moved to approve with the condition that no

space shall be occupied until it is sprinklered, and the variance shall be valid until December 31, 2018. Commissioner Hoch made the second. It was voted upon and carried. Variance (d) was to allow temporary means of egress during construction of the addition. Per the proponent, the first floor would be sent to the lower level to exit the building. Margie Bovard, Indianapolis Fire Department, asked if the temporary egress plans were to be put on the CDR plans. The proponent agreed to do this. Following discussion, Commissioner Von Deylen moved to approve with the condition that egress lighting and exit signs be provided, temporary exiting plans to be on the CDR submission and the variance was to be valid until December 31, 2018. Commissioner Richard made the second. It was voted upon and carried.

**Breaking and reconvening.** Chairman Hawkins recessed the Commission for lunch at 12:12 p.m. It was called back to order at 1:15 p.m. Commissioner Richard was no longer in attendance.

#### 16-11-29(a)(b)(c)(d) The Park at Pulliam Square, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Variances (a), (b), and (d) were eligible for the block vote. Commissioner Von Deylen moved to approve all three, with the second by Commissioner Hite. It was voted upon and carried. Variance (c) was to allow a standard horn-strobe notification system that will include a system-type smoke alarm within the units that include low frequency sounders in the sleeping rooms. This system is not a standard part of an emergency voice alarm system for high-rise buildings. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Jordan. It was voted upon and carried.

#### 16-11-30(a)(b)(c) Renaissance District Dock Additions, South Bend

Ed Rensink, RTM Consultants, spoke as proponent. Variance (c) had been eligible for the block vote. Commissioner Furnish moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (a) was a request to allow an existing 2-story building to be considered Type I-B Construction in lieu of the required Type I-A Construction for a podium building. The building had been granted an earlier variance in order to allow the first story to be considered a podium, permitting the second story unprotected steel structure to be considered a separate Type II-B building. Following a discussion of the differences between Type I-A and Type I-B Construction, Commissioner Von Deylen moved to table, with the second by Commissioner Hoch. It was voted upon and carried. Variance (b) was to allow an existing 7-story stair in Building 84 to discharge through the dock area on the first floor in lieu of the current direct discharge to the exterior. The upper floors currently serve S-I tenants only. If a tenant occupies the upper floors of the building for any purpose other than warehouse/storage, a complying exit discharge was to be provided for the stair in question. Following discussion, Commissioner Hoch moved to approve with the condition that floors are to be marked to identify the exit pathway, and the variance is

valid only for S-I Occupancies. Commissioner Von Deylen made the second. It was voted upon and carried.

#### 16-11-31 Harrington-Windswept Farm Wedding Barn, Danville

Ed Rensink, RTM Consultants, spoke as proponent. The request is to allow a new, 1-story, slab-on-grade wedding barn to omit sprinklers. The site is not on a public water system. An automatic alarm system with smoke detectors throughout will be provided. A shunt trip, tied to the alarm system, will shut down the sound system upon activation. Maximum travel will be 80 feet, and a paved fire access road will be provided. Restroom facilities will be indoors. Following discussion, Commissioner Hoch moved to approve with the condition an addition exit be added to the assembly space. Commissioner Hite made the second. It was voted upon and carried with a nay vote from Commissioner Brown and Commissioner Von Deylen abstaining.

#### 16-11-32(a)(b) Plainfield Logistics Center Bldg. 1, Plainfield

Christina Collester, RTM Consultants, spoke as proponent. Variance (a) is to allow the fire department access road to be 175 feet from the exterior wall. It had been placed at the non-compliant distance to allow for future expansion. Access is provided around the entire perimeter of the building, which is protected with ESFT sprinklers. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Furnish. It was voted upon and carried. Variance (b) was a request to allow 126 feet between fire access openings. This was based on the bay spacing and panel width of 54 feet. Joel Thacker, Plainfield Fire Department, voiced concern about the travel distances if the building is divided. Knockouts will be provided so if the building is broken into separate tenant spaces, doors would be provided so that the 400 foot travel distance can be maintained. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

#### 16-11-34 Children's TherAplay Stable Addition, Carmel

Ed Rensink, RTM Consultants, spoke as proponent. A not-for-profit outpatient pediatric rehabilitation clinic providing physical and occupational therapy for special-needs children, is updating an existing building and adding an addition to the existing stable. An automatic sprinkler system per NFPA 13 will be installed in the stable addition and existing building in phases, and be completed within three years. Following discussion, Commissioner Brown moved to approve with the condition that the variance would be valid until December 13, 2019. Commissioner Hoch made the second. It was voted upon and carried.

16-11-35 St. Wendel Early Childhood Center, Wadesville

Ed Rensink, RTM Consultants, spoke as proponent. Four single-occupant toilet rooms are to be constructed within the four early learning classrooms. These toilet rooms, not required by Chapter 29, will be for convenience only and will not be accessible. Accessible fixtures are provided in the main group nearby. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

16-11-37 Troop House, Syracuse

Brett Martin, SFKM Architecture, and Jeff Fleishenheimer, GSUSA. A single story house with a basement to be used as a storm shelter is being built for use by local Girl Scout troops. The request is to allow the use of a 13D sprinkler system instead of the code-required 13R system. There could be a total of thirty occupants, fifteen per side, and escape windows are provided in the sleeping areas. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Jordan. It was voted upon and carried.

16-11-39(a)(b)(c)(d)(e)(f)(g)(h) River House Broad Ripple, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. Variances (a), (b), (d), (e), (f), (g), and (h) had been eligible for the block vote. Variance (c) was a request to allow two stories of podium for townhouses, of Type I-A construction. The upper levels will be Type V-A. The 2015 International Building Code eliminates the one story limitation. There will be a full NFPA 13 sprinkler system. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried, with one nay vote by Commissioner Brown.

16-11-40 Sisters of St. Francis Residence Room Renovation, Oldenburg

Ed Rensink, RTM Consultants, spoke as proponent. Code requires Type B units are to be provided in apartment houses, monasteries and convents. The request is to omit the Type B units in the new resident rooms on the second and third floors. The residents are moved to an assisted living wing where the level of care changes when they need the accessible fixtures. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

16-11-42(a)(b) 1702 North Alabama Condos, Indianapolis

Carrie Ballinger, RTM Consultants, spoke as proponent. In variance (a), an existing 1928 historic building, converting to condominiums, is to have a portion of the storage area converted to condo basement space. To take points for Means of Egress, the building must comply with Section 1021. The building is not sprinklered, and therefore does not comply. The exit stairways, used by a total of 4 units, will be enclosed with 1-hour fire barriers and discharge directly to the exterior. A fire alarm system will be provided throughout, with smoke alarms and detectors in all common areas and units. Dwelling units will be separated by 1-hour partitions and floor/ceiling assemblies. Following discussion, Commissioner Von Deylen moved to approve with the condition that it was to be included in the condominium documents that no sleeping areas are to be allowed in the lower level. Commissioner Hoch made the second. It was voted upon and carried. Variance (b) was to allow the existing size and location of egress windows to remain as they are. This is an historic building, and IHPC will not allow this type of change to the building. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

16-11-43 Pike High School, Indianapolis

No proponent was available for questions. Commissioner Hoch moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

16-11-44 Clarksville Middle School, Clarksville

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. A portion of an existing school will be remodeled for special needs students. The request was to allow delayed egress door locks on two classroom doors in an effort to prevent elopement. A smoke detection system will be installed in the classrooms, with an existing system in the corridors. The doors will unlock upon loss of power, and require a manual reset. Signage at doors will be provided. A letter from the local fire official had been submitted, and requested certain conditions if the Commission granted the variance. Following discussion, Commissioner Hoch moved to approve with the condition that Items 1 through 6 of the 2014 Indiana Fire Code 1008.1.9.7 be required as part of this project, that at no point shall the classroom be occupied without an adult approved by the school system being present inside the same classroom, and any violation of these items or any unsafe conditions shall invalidate the variance. Commissioner Von Deylen made the second. It was voted upon and carried.

#### 16-11-45(a)(b)(c) Interim Exiting for Tower Construction, Newburgh

Roger Lehman, RLehman Consulting, spoke as proponent. Christina Collester, RTM Consultants, was present as a Life Safety expert. The request in variance (a) was to be allowed to use the occupant load factor of 30 during construction for the "main street" corridor. The existing hospital is sprinklered, and the atrium has a smoke control system. Following discussion, Commissioner Von Deylen moved to approve with the condition that drills are to be coordinated between the fire department and the hospital and the variance will be valid until December 31, 2018. Commissioner Hoch made the second. It was voted upon and carried. Variance (b) was a request to allow one of the ten stair towers to temporarily exit through a first floor smoke corridor during construction of a new tower addition. Hospital personnel will be stationed at the first floor discharge to direct occupants through the smoke corridor during emergency conditions. Following discussion, Commissioner Von Deylen moved to approve with the condition that drills are to be coordinated between the fire department and the hospital and the variance is to be valid until December 31, 2018, with the second by Commissioner Hoch. It was voted upon and carried. Variance (c) was to permit the use of an existing smoke corridor for a portion of the emergency existing system, increasing travel distance by 225 feet. Following discussion, Commissioner Von Deylen moved to approve with the condition that drills are to be coordinated between the fire department and the hospital and the variance is to be valid until December 31, 2018, with the second by Commissioner Hoch. It was voted upon and carried. Commissioner Hite abstained from voting on all three variances.

#### 16-11-47(a)(b) Clinton St. Banquet Facility Renovation, Frankfort

Christina Collester, RTM Consultants, spoke as proponent. Variance (a) was to allow the new stairs serving the existing mezzanine to be placed 1/3 the diagonal distance. The mezzanine, not being used at this time, had been served by a single monumental stair. This was to be replaced with a new open stair. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Brown. It was voted upon and carried. Variance (b) was to allow the existing mezzanine to be more than 1/3 the area below. The original first floor had, over the years, been divided up into smaller areas. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hite. It was voted upon and carried.

#### 16-11-48 Ossian Smoked Meats Smokehouse Addition, Ossian

Ed Rensink, RTM Consultants, spoke as proponent. An existing building suffered fire damage and part of the re-build is an addition of 941 square feet, causing the facility to be over the allowable area for Type VB Construction. The addition, entirely of noncombustible construction, will be separated with a 2-hour fire barrier with new 90-minute rated openings in the existing cmu wall in

lieu of the code-required 3-hour structurally independent fire wall. Following discussion, Commissioner Brown moved to approve with the second by Commissioner Von Deylen. It was voted upon and carried. Commissioner Hoch abstained.

#### 16-11-49 Hyde Park Prime Steakhouse, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Variance 16-09-65 had been granted to allow the use of the back stair from the mezzanine while the central stair was under construction. The project will not be completed by November 30, 2016, as allowed by the variance. The request is to allow a common path of egress travel of 140 feet using the completed central stair from December 1 until March, 2018, when the lobby space becomes available as a means of egress. Following discussion which included the occupancy of the mezzanine, Commissioner Von Deylen moved to approve with the condition that the mezzanine is to have a permanent occupancy of forty nine (49) persons, and the variance was to be valid until March 31, 2018. Commissioner Hite made the second. It was voted upon and carried.

#### 16-11-51(a)(b)(c)(d) Dryer Building, Lafayette

Tim Callas, J&T Consulting, spoke as proponent. He request in variance (a) was to allow the equipment platform, used by employees during maintenance and inspections, to exceed the 2/3 limitation. An NFPA system will be provided throughout the structure except for the machinery control center. This will be separated from the rest of the structure by a 2-hour rated masonry/precast and a concrete floor. The building is unheated and not cooled. Following discussion, Commissioner Hoch moved to approve all four variances with the condition that heat detection is to be installed in the fourth floor control center. Commissioner Brown made the second. It was voted upon and carried.

#### 16-11-52 Morphe Construction Office Remodel, Indianapolis

No proponent was available for questions. Commissioner Von Deylen moved to table, with the second by Commissioner Jordan. It was voted upon and carried.

#### 16-11-53(a)(b) Park 10 Flats Buildings, Indianapolis

Tim Callas, J&T Consulting, spoke as proponent. Variance (a) had been eligible for the block vote. Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (b) was to determine if the canopies covering the four



entrances into the dwelling units and the entrance for the common central stair are a roof or deck above a ground floor patio as they had been interpreted, requiring sprinklers. The proponent requested to omit the sprinklers under the canopies. The horizontal projection is a canopy to provide protection from the weather, and they cover a walking surface to enter the building and are not intended for use as a patio. The building is protected with an NFPA 13R system. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Brown. It was voted upon and carried.

#### 6. Discussion and Commission Action on Administrative Law Judge Decision

Doug Stump  
DHS-1610-FPBSC-006  
Non-Final Order of Dismissal

Escape Muncie  
DHS-1615-FPBSC-010  
Non-Final Order of Dismissal

Commissioner Von Deylen moved to affirm, with the second by Commissioner Brown. It was voted upon and carried.

#### 7. Comments

Chairman Hawkins welcomed back Commissioner Hoch. He thanked everyone for attending, and wished everyone a safe journey home.

#### 8. Adjournment

Chairman Hawkins adjourned the meeting at 3:20 p.m.

Approved \_\_\_\_\_  
John Hawkins, Chairman

